



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**Project No: PR-2025-020029   Date: 3/12/2025   Agenda Item: # 1   Zone Atlas Page: H-21**

**Legal Description: North side of Candelaria Rd**

**Request: Waiver-DHO to the underground installation requirement for a relocation of an existing overhead electric distribution feeder line.**

**Location: North side of Candelaria Rd from Christine Street to Betts Drive**

### **Application For: – DHOWVR-2025-00003 – DHO WAIVER**

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**Comment:** (Provide written response explaining how comments were addressed)

1. No objections.
2. All proposed overhead power poles to be situated along Candelaria Rd are on the opposite side of the underground water and sanitary sewer infrastructure that exist along the southside of Candelaria Rd. In addition, all the proposed overhead power poles between or adjacent to the side streets are not near any of the water and sanitary sewer lines that connect from the side streets onto the main lines in Candelaria Rd.
3. Installation of overhead power poles as opposed to trenching for underground installation is far less intrusive and likely to damage existing underground water, sanitary sewer and storm sewer utilities.



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

#### **PR-2025-020029**

DHOWVR-2025-00003 – DHO WAIVER

PUBLIC SERVICE COMPANY OF NEW MEXICO | RUSSELL BRITO requests the aforementioned action(s) located at THE NORTH SIDE OF CANDELARIA RD from CHRISTINE STREET TO BETTS DRIVE. (H-21)

IDO – 2023

PROPERTY OWNERS: N/A (ROW)

REQUEST: Waiver-DHO to the underground installation requirement for a relocation of an existing overhead electric distribution feeder line

#### **Comments:**

#### **2.26.2025**

Parks and Recreation has no objections to the waiver request.

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: 2025-020029 Hearing Date: 03-12-2025  
Project: N. Side of Candelaria Rd from Christine St. to Betts Dr. Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input checked="" type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has no objection to the DHO Waiver request.

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2025-020029  
Candelaria between Christine and Betts

AGENDA ITEM NO: 1

SUBJECT: DHO Waiver

ENGINEERING COMMENTS:

1. Please ensure that poles are placed far enough back from curb face to allow sidewalk to be widened to its required 6' width without impeding ADA requirements. Transportation has no objection.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: January 22, 2025

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 3/12/25 -- **AGENDA ITEM:** #1

**Project Number:** PR-2025-020029

**Application Number:** DHOWVR-2025-00003

**Project Name:** Candelaria Rd Public R.O.W from Christine St to just east of Betts Dr NE

**Request:** Waiver to IDO requirement that electrical distribution lines be installed underground

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*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

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### BACKGROUND

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*Items in **orange** type need immediate attention*

- This is a waiver request to 5-4(l)(2) of the IDO, to allow the rebuild and relocation of an existing medium-voltage overhead feeder line. PNM is requesting this waiver for a new line that will allow for the connection and continuation of overhead line within the City Right-of-Way (ROW). The new distribution feeder will run along north side of Candelaria Rd, from Christine St to just east of Betts Dr NE. According to PNM, this will make the feeder more accessible to PNM linemen, helping them avoid obstacles like trees, sheds, fences. Additionally, the existing lines and related equipment, such as transformers and switches, will be upgraded and placed on new poles along Candelaria Rd. The waiver also requests approval for the installation of five new overhead poles along this same arterial street.  
**\*See exhibit below**
- Subject property is **not** located within major centers, corridors or Character Protection overlay zone districts.
- The installation corridor along Candelaria Rd passes through an Area of Consistency per the Comprehensive Plan.
- The IDO requirements on Electrical Lines are below. The proposed line at just over 12 kilovolts is regulated by 5-4(l)(2), between 12 and 40 kilovolts:

*\*(See additional comments on next pages)*



- New light poles to be added are marked in yellow.
- Light poles being removed or replaced are marked in orange.
- A total of five new poles are being proposed.

#### 5-4(I) ELECTRICAL AND COMMUNICATION LINES

##### 5-4(I)(1) Distribution Lines 12 Kilovolts or Less

New communications lines, new single-phase electrical distribution lines carrying 12 kilovolts (kV) or less, and all other lower voltage electrical lines shall be installed underground within subdivisions approved under this IDO.

##### 5-4(I)(2) Distribution Lines between 12 Kilovolts and 40 Kilovolts

New electrical 3-phase distribution lines carrying above 12 kV, but less than 40 kV, shall be installed underground.

##### 5-4(I)(3) Distribution Lines Over 40 Kilovolts

Electrical lines that carry 40 kV or more are not regulated by this IDO. See the Facility Plan for Electric System Transmission and Generation, as amended.

##### 5-4(I)(4) Safety Clearances from Buildings and Other Structures

Safety clearances are required by the National Electric Safety Code (NESC) to ensure utility worker and public safety. Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.

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#### COMMENTS

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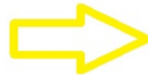
- Per the analysis of Planning staff, the Applicant has adequately justified the Waiver per section 6-6(P)(3)(b) provided that the staff comments in orange below are clarified and justified. (**Staff comments are in bold type.** *IDO provisions are in italics.*)
- **IDO 6-6(P)(3)(b)(2) General** - An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

## 1. Items Needing to be Completed, Corrected, or Considered

The review criteria for a waiver requiring the underground installation of distribution lines are as follows:

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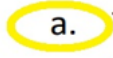
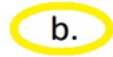
### 6-6(P)(3)(b) **Underground Installation of Distribution Lines**

 An application for a Waiver – DHO pursuant to Subsection 14-16-5-4(I) shall be approved if the DHO determines that no significant public purpose would be served by requiring the new construction to be placed underground and that any of the following conditions exists, as relevant.

#### 1. Distribution Lines 12 Kilovolts or Less

- a. The lot is already served by an overhead distribution line.
- b. All adjacent areas are already served by overhead distribution facilities.
- c. Subsurface conditions make underground lines economically unreasonable.

#### 2. Distribution Lines between 12 Kilovolts and 40 Kilovolts

-  a. The immediate or adjacent area is presently served by overhead lines.
-  b. Subsurface conditions make underground lines economically unreasonable.

a. *The immediate or adjacent area is presently served by overhead lines*

- There are existing overhead lines located along and within Candelaria Rd, an arterial street, and existing overhead lines serve the abutting neighborhood and the larger community. The attached exhibits and location maps illustrate the existing overhead lines in both the immediate and adjacent areas.

b. *Subsurface conditions make underground lines economically unreasonable.*

- There are existing water, sewer, and storm sewer utility lines in the Candelaria Rd. right-of-way that prevent economically reasonable installation of underground electric line conduits and underground pull boxes. PNM is allowed by the NM PRC to recover the cost difference between overhead and underground power lines via an Underground Tariff (UGTAR) applied to PNM customer bills within the CABQ jurisdiction. Approval of this Waiver – DHO request will mitigate this unreasonable economic cost.



- Although this request seems to meet the specified criteria, the justification provided does not offer enough evidence to explain why certain electrical distribution lines are still running north from the new pole on Candelaria Rd, between Bloom St and Britt St, as well as Betts Dr. The issue with tree obstruction persists and is unlikely to be resolved. \* See Exhibits below

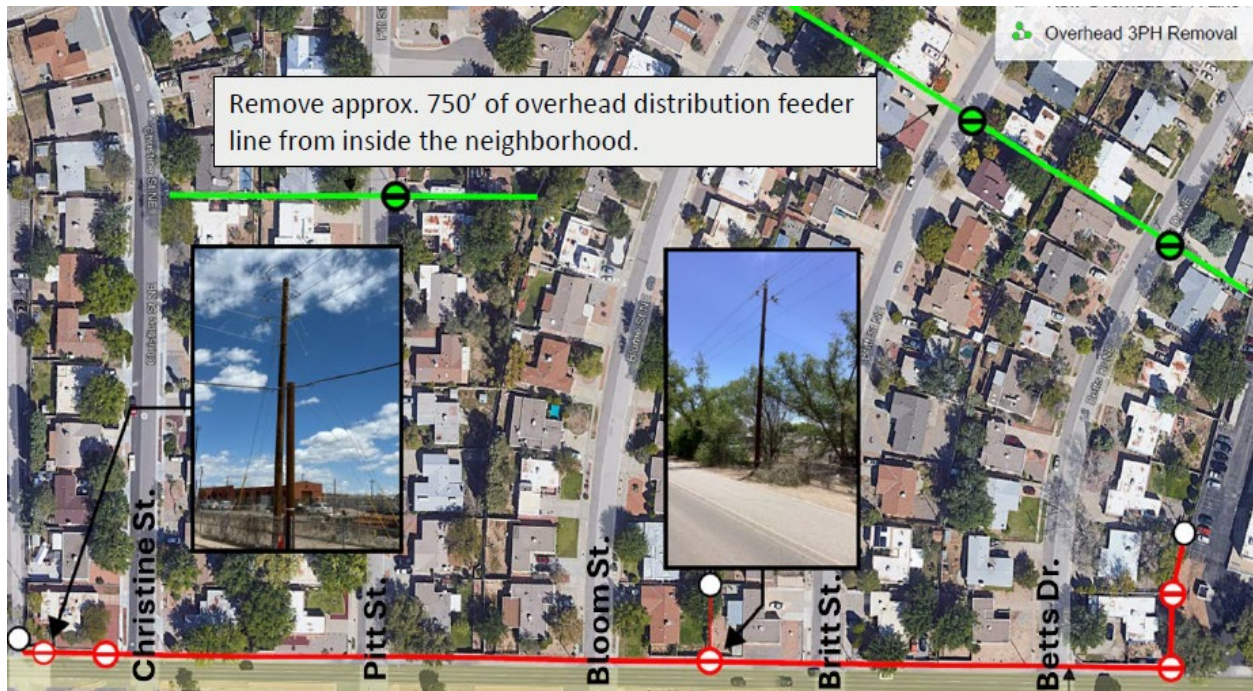


**Betts Drive**



- By removing approximately 750 feet of overhead distribution feeder line from inside the neighborhood, please explain how the northern part of this neighborhood will benefit from the proposed project.





- If any existing rear or side easements are not being used; the proper procedures must be followed to officially vacate these easements.
- The application states that ‘undergrounding will cost three to four times as much as an overhead feeder line of the same length in this same location.’ It further states that this is an ‘inefficient expenditure of resources in an area already served with overhead distribution lines facilities.’
- The applicant has stated that all existing distribution service lines, including the distribution feeder, are overhead throughout the entire neighborhood. However, the applicant has not provided any information about the ‘subsurface conditions’ on Candelaria Rd to support the claim that rebuilding and relocating these power lines would benefit the entire neighborhood. The applicant notes that at various stages of this project, surface disturbance could potentially damage existing underground water, storm sewer, sidewalks, streets, curbs/gutters and adjacent landscaping.

## 2. Standard Comments and Items in Compliance

- Public notice according to Table 6-1-1 was email notice to registered neighborhood associations. The applicant inquired through the Office of Neighborhood Coordination and no neighborhood associations met the criteria for notice. The notice requirement is met.

### 3. Future Development Guidance

- ✓ 7-1 Development, dwelling and use definitions.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Marcelo Ibarra/Jay Rodenbeck/Robert Webb  
Planning Department

DATE: 3/10/2025